

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

October 13, 2003

**CALL TO PODIUM:**

Daniel Janousek

**RESPONSIBLE STAFF:**

Daniel Janousek, AICP  
Long Range Planning

**AGENDA ITEM:**

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
X	Work Session Discussion Item
	Other:

**PUBLIC HEARING HISTORY:**

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	05-14-2003
	05-21-2003
Hearing Date	6-02-2003
Record Held Open	7-21-2003
Policy Discussion	

**TITLE: Joint Work Session**

**SDP-03-004, Amendment to SDP 7-1** from 26,000 square feet of previously approved retail land use to 42,091 square feet of mixed land use. The subject property is located at 183 Kentlands Boulevard, Midtown, Kentlands, Lot 1 Block Q and is bordered by Great Seneca Highway and Kentlands Boulevard. The subject property consists of approximately 3.41 acres of land and is zoned MXD (Mixed Use Development).

**SUPPORTING BACKGROUND:**

The Mayor and City Council re-opened their record on the subject plan indefinitely on July 21, 2003. The Planning Commission met on October 1, 2003, and re-opened their record indefinitely.

No changes to the original mixed use plan (Exhibit #3) are submitted.

**DESIRED OUTCOME:**

**Conduct Work Session and Provide Staff Guidance.**

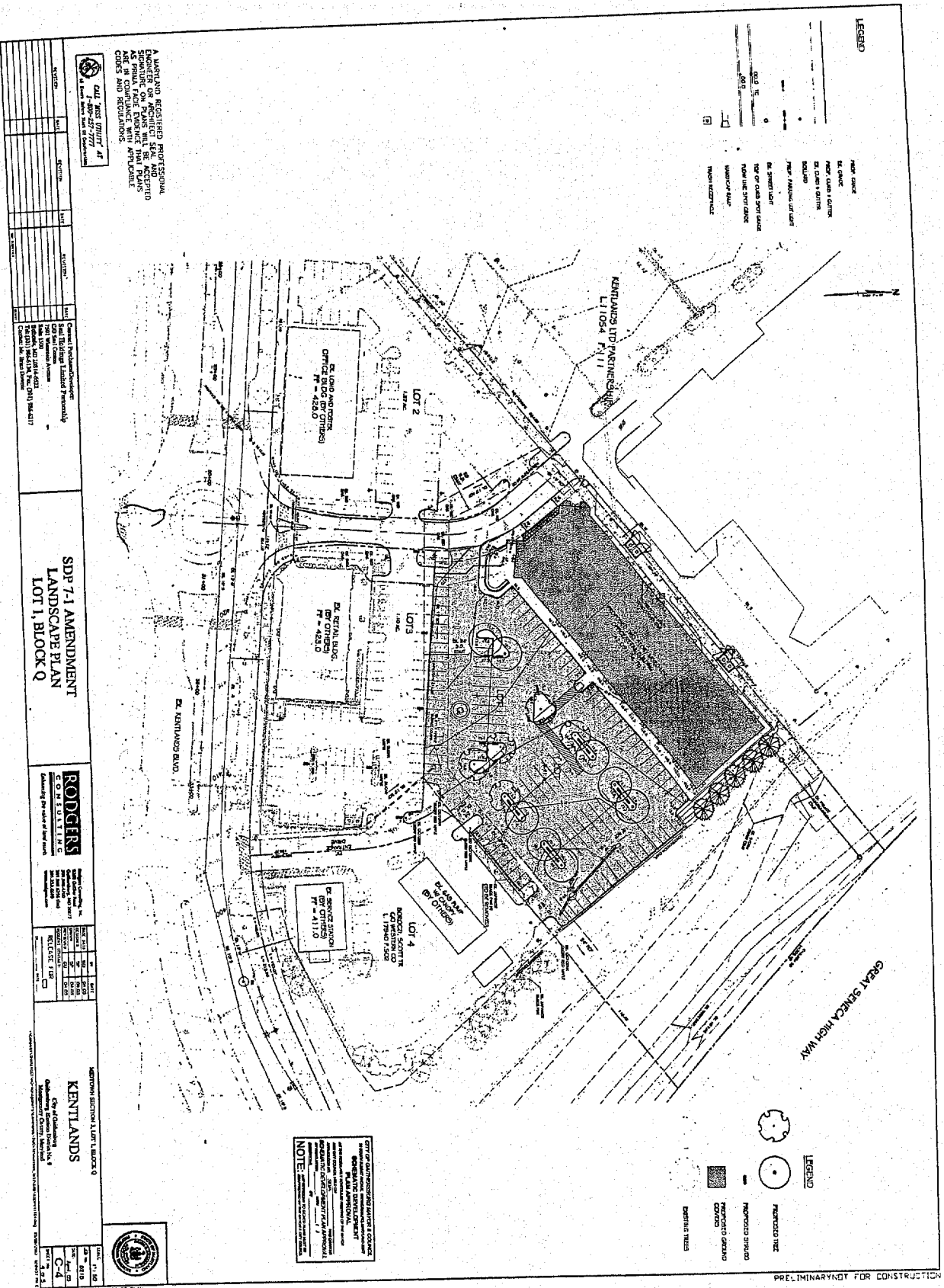
**Index of Memoranda**  
**SDP-03-004 (Amendment to SDP 7-1)**  
**Saul Centers**  
**183 Kentlands Boulevard**

**Updated October 8, 2003**

**'Bold' Attached**

Number	Exhibit
1.	Site Plan Application dated May 12, 2003
2.	Site location map
3.	<b>Site Plan, Landscape Plan and Elevations</b>
4.	Notice of Joint Public Hearing sent to <i>Gaithersburg Gazette</i> on May 13, 2003
5.	Notice of Public Hearing sent May 15, 2003
6.	Resolution R-86-97 granting approval for Schematic Development Plan SDP 7-1, known as Kentlands Midtown Phase 2, Section 3 & 4, Market Square, and Phase one of Lakelands dated July 7, 1997
7.	Letter from Wheeler & Korpeck, LLC, Attorneys at Law, to Mr. Daniel Janousek, Planner, dated June 13, 2003.
8.	Staff Analysis
9.	Communication: Planning Commission, June 27, 2003
10.	E-mail from Elly Shaw-Belblidia to the Mayor and City Council dated June 27, 2003
11.	E-mail from Nora Caplin to Dave Humpton dated June 27, 2003
12.	E-mail from Richard L. Arkin to the Mayor and City Council dated July 1, 2003
13.	E-mail from Brian O'Looney to Fred Felton dated June 13, 2003
14.	Joint Public Hearing Transcript, June 2, 2003
15.	City Council Minutes, June 2, 2003
16.	Blank
17.	Blank
18.	Blank
19.	Planning Commission Minutes, June 18, 2003
20.	Letter from John Collich to Dan Janousek dated July 1, 2003 (RE: Lowes)
21.	Letter from John Collich to Dan Janousek dated July 1, 2003 (RE: Kentlands Retails, Inc.)
22.	Letter from Wheeler & Korpeck, LLC, Attorneys at Law, to Mr. Daniel Janousek, Planner, dated July 1, 2003.
23.	Reciprocal Easement Agreement (Access, Parking and Utilities)
24.	Letter from Robin P. Nickles to Daniel Janousek, dated July 2, 2003
25.	Letter from John Collich to Dan Janousek dated July 2, 2003
26.	City Council Minutes, July 7, 2003
27.	City Council Minutes, July 21, 2003
28.	Kentlands/Lakelands Community Input Meeting Report, August 26, 2003

29. Joint Work Session Minutes, September 8, 2003
30. Revised Site Plan received September 18, 2003.
31. E-mail from Genie L. Tillisch to Mayor and City Council and Planning Commission dated September 23, 2003
32. E-mail from James Pash to Mayor and City Council and Planning Commission dated September 25, 2003
33. E-mail from Roy Fleischer to Mayor and City Council and Planning Commission dated September 25, 2003
34. Letter from Mike Watkins, DPZ, to Blanche Keller, Chairperson, and members of the Planning Commission, dated September 25, 2003.
35. E-mail from Richard Arkin to Mayor and City Council and Planning Commission dated September 26, 2003
36. E-mail from Eddie Sacks to Mayor and City Council and Planning Commission dated September 26, 2003
37. E-mail from Diane Dorney to Mayor and City Council and Planning Commission dated September 26, 2003
38. Letter from Roger K. Bain, Wheeler & Korpeck, LLC, to Mr. Daniel Janousek, Planner dated October 1, 2003.



Cowle Associates PC



ARCHITECTS

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Atlanta, GA 30309  
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# KENTLANDS SHOPPING CENTER

## SAUL CENTERS

1000 Peachtree Ave.  
Suite 200  
Bethesda, MD 20814  
CONTACT: BRIAN DOWNE  
TELEPHONE: 301.228.1111  
FACSIMILE: 301.228.1112

## R&A

ROODERS & ASSOCIATES, INC.  
2800 GAITHER ROAD  
CONTACT: GARY UNTERBERG  
PHONE: 410.940.1700

CIVIL ENGINEER

DATE: 10/1/91

BY: [Signature]

PROJECT: KENTLANDS SHOPPING CENTER

DATE: 10/1/91

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PROJECT: KENTLANDS SHOPPING CENTER

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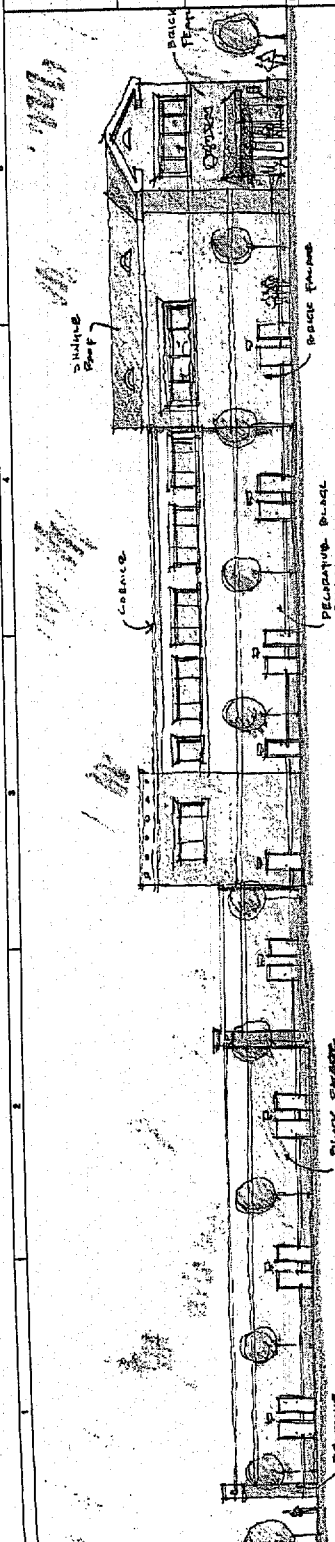
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PROJECT: KENTLANDS SHOPPING CENTER

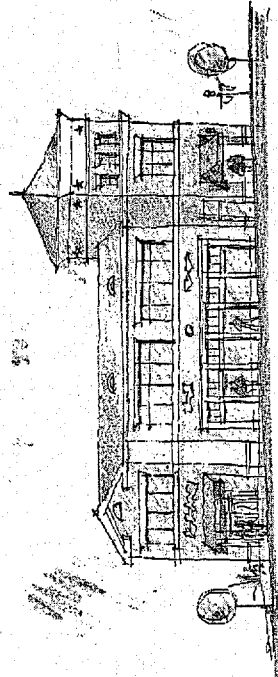
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## CONCEPTUAL ELEVATIONS

A3-1



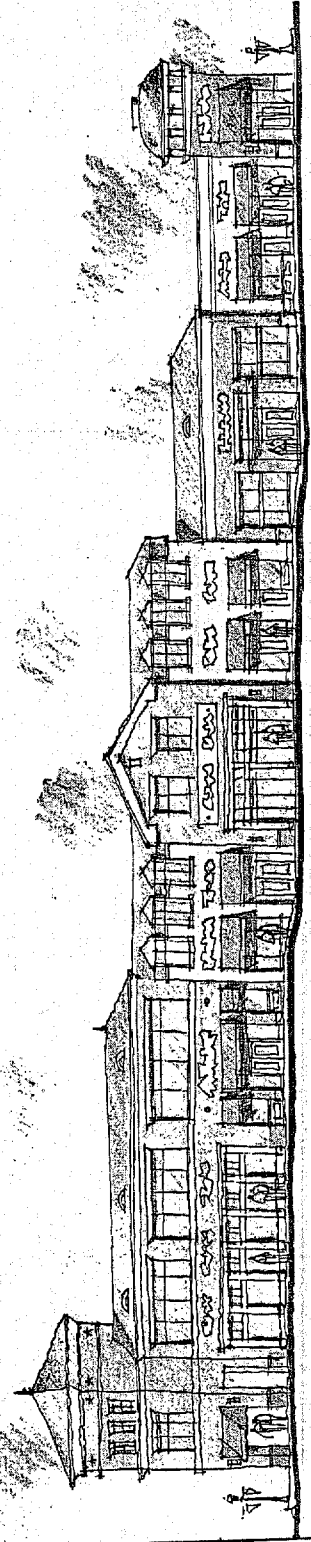
1 NORTH ELEVATION



2 WEST ELEVATION



3 EAST ELEVATION



4 SOUTH ELEVATION